



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

May 20, 2015 5:00PM 75 Calhoun St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MAY 20, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, May 20, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONING

1. **Murraywood Rd (Johns Island) a portion of TMS# 3120000026** – approx. 1.80 ac. Request rezoning from Single-Family Residential (SR-1) to Single & Two Family Residential (STR).
Owner: Ronald V. Holmes
Applicant: Ronald V. Holmes

ZONINGS

1. **Marlin Rd (Johns Island) TMS# 3130000048** – 31.71 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Anne Johnson Bailey
2. **Sanders Rd & Bees Ferry Rd (West Ashley) TMS# 2860000001 & 444** – approx. 167.43 ac. Request zoning of Single-Family Residential (SR-6), Diverse Residential (DR-9 & DR-1F), Limited Business (LB), and School Overlay (S). Zoned Industrial (I) in Charleston County.
Owner: Bear Island LLC et al.
3. **507 Arlington Dr (West Ashley) TMS# 3100700091** – 0.50 ac. Request zoning of Diverse Residential (DR-1F). Zoned Multi-Family Residential (M-12) in Charleston County.
Owner: Charles McManus
4. **Benada St (Maryville - West Ashley) TMS# 4181100091** – 0.138 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Paul Simmons
5. **Church Creek Dr (Springfield - West Ashley) TMS# 3550500049** – 0.26 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Van Atkins
6. **8 Tovey Rd (Carolina Terrace - West Ashley) TMS# 4181000019** – 0.18 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Timothy & Emily Cameron

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), **Section 54-821m, Appendix I, Section 54-415j, and Section 54-801 to change the street and subdivision naming policies to require approval of changes to be made by the Planning Commission.**

Contact: Janie Borden, City of Charleston Corporation Counsel

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-211 thereof so as to permit barber and beauty shops with no more than one chair as a home occupation.**

Contact: Lee Batchelder, Zoning Administrator

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Sea Aire Cluster Development (James Island) TMS# 4270900069, 077.** 5.9 ac. 24 lots. SR-1. Preliminary subdivision plat under review.
2. **Cainhoy Entrance Road, Phase 1 (Cainhoy) TMS# 2620000008.** 5.1 ac. PUD. Preliminary subdivision plat pending approval.
3. **Swygert's Landing, Phase 3. (Johns Island) TMS# 3120000050.** 36.17 ac. 26 lots. C(ND). Final subdivision plat pending approval.
4. **Parcel J-2C (Daniel Island) TMS# 2750000112.** 13.34 ac. 2 lots. DI-GO. Final Subdivision plat under review.
5. **Parcel R, Block A/B-2 (Daniel Island) TMS# 2750000155, 157.** 14.24 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
6. **Parcel CC, Phase 4 (Daniel Island) TMS# 2770000116.** 7.86 ac. 26 lots. DI-R. Preliminary subdivision plat pending approval.
7. **Ashley Park, Phase 6 (West Ashley) TMS# 3060000132.** 4.9 ac. 50 lots. DR-9. Preliminary subdivision plat pending approval.
8. **Oak Bluff (Cainhoy) TMS# 2630002003, 043, 2690000027.** 61.74 ac. 4 lots. SR-1. Preliminary subdivision plat pending approval.
9. **Fleming Road Cluster Development (James Island) TMS# 3400300017.** 14.06 ac. 49 lots. SR-1. Final subdivision plat pending approval.
10. **Crowne Maybank (Johns Island) TMS# 3130000018.** 34.55 ac. 4 lots. PUD. Final subdivision plat pending approval.
11. **Lawton Park (James Island) TMS# 4260900136.** 4.72 ac. 8 lots. SR-1. Final subdivision plat under review.
12. **Maybank Gathering Place (James Island) TMS# 4240000001.** 3 lots. GP. Final subdivision plat under review.

ROAD CONSTRUCTION PLANS

1. **Sea Aire Cluster Development (James Island) TMS# 4270900069, 077.** 5.9 ac. 24 lots. SR-1. Road construction plans under review.
2. **Cainhoy Entrance Road, Phase 1 (Cainhoy) TMS# 2620000008.** 5.1 ac. PUD. Road construction plans pending approval.
3. **Stiles Point (James Island) TMS# 4260000003, 4261600118.** 31.05 ac. 92 ac. SR-1. Road construction plans under review.
4. **Parcel CC, Phase 4 (Daniel Island) TMS# 2770000116.** 7.86 ac. 26 lots. DI-R. Road construction plans pending approval.
5. **Ashley Park, Phase 6 (West Ashley) TMS# 3060000132.** 4.9 ac. 50 lots. DR-9. Road construction plans pending approval.
6. **Governor's Cay Bridge (Cainhoy) TMS# 2710002114, 115.** 35.62 ac. PUD. Road construction plans under review.
7. **Cainhoy Entrance Road, Phase 2 (Cainhoy) TMS# 2620000008.** 27.5 ac. 9 lots. PUD. Road construction plans pending approval.
8. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000062, 169.** 25.37 ac. 82 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

**CITY OF CHARLESTON
PLANNING COMMISSION**

May 20, 2015

Rezoning 1:

Murraywood Rd (Johns Island)

A portion of the subject property was annexed into the City on July 15, 2014 and the property was given a zoning of Single Family Residential (SR-1) at that time. The property had been zoned Single Family Residential (R-4) in Charleston County. Another portion of the property was annexed in 1986 and given a zoning of Single and Two-Family Residential (STR) in the City. Since then, property lines have been moved and zonings changed in the surrounding area leaving the subject property with a split zoning. The subject property has split zoning with approximately 0.7 acres currently zoned STR.

The property owner is requesting a rezoning of approximately 1.8 acres of the total 2.5 acres from SR-1 to STR. Surrounding zonings include SR-1, SR-2 and STR in the City, and R-4 in Charleston County. Adjacent and nearby uses include single-family homes on small and large lots, and small and large wooded and vacant lots.

The subject property is vacant and mostly wooded. The proposed use on the overall subject property is housing for veterans.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban Edge** which is predominately residential with generally lower residential densities (1 to 4 units per acre). The STR zoning district allows up to 9.7 units per acre. Given the existing low density pattern of development in the surrounding area and the maximum allowed density within the STR zoning, the proposed zoning is not compatible in this location.

STAFF RECOMMENDATION

DISAPPROVAL

Rezoning 1

Murraywood Rd (Johns Island)

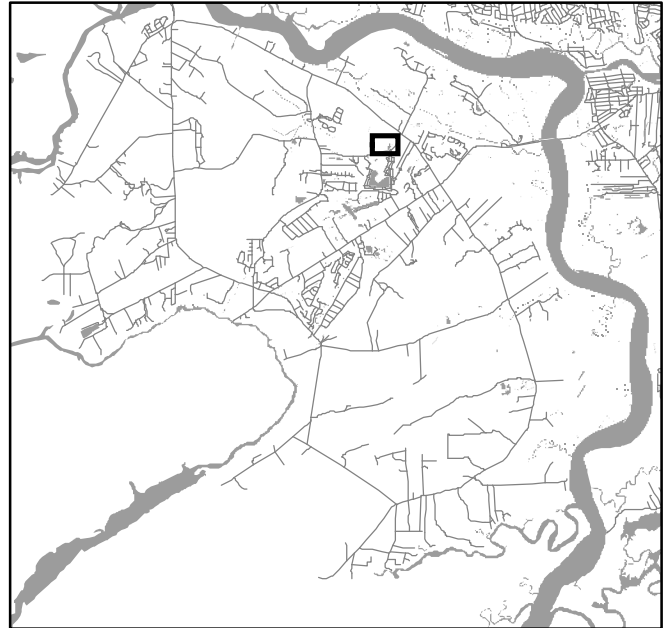
a portion of TMS# 3120000026

approx. 1.80 ac.

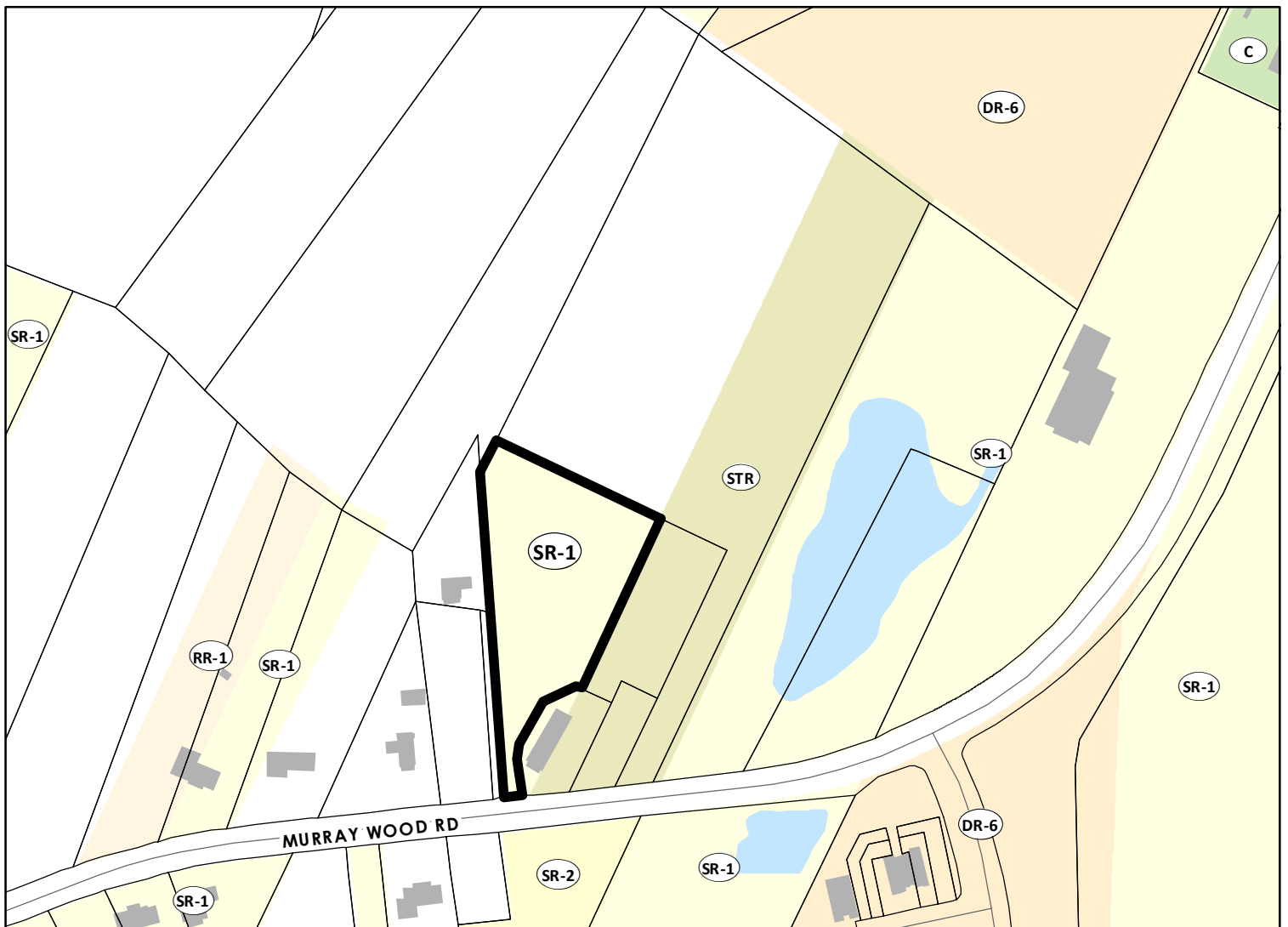
Request rezoning from Single-Family Residential (SR-1)
to Single & Two Family Residential (STR).

Owner: Ronald V. Holmes
Applicant: Ronald V. Holmes

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

May 20, 2015

Zoning 1:

**Marlin Rd
(Johns Island)**

BACKGROUND

The subject property, located off Marlin Road between Maybank Highway and Brownswood Road, was recently annexed into the City and requires a zoning district in the City. The requested zoning of Single-Family Residential (SR-1) closely matches the Single-Family Residential (R-4) zoning assigned to the property in Charleston County and is compatible with the context of the existing neighborhood. The property is mostly covered by lakes, but the highland area is proposed to have a new road access for single-family residential development that is proposed on surrounding parcels.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is within the City's **Urban Growth Boundary** and designated in the Century V Plan as **Suburban Edge** which has a predominately residential context with varying, but generally lower, densities. Given the existing pattern of development in the surrounding area of the subject property the proposed zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

Marlin Road (Johns Island)

TMS# 3130000048

31.71 acres

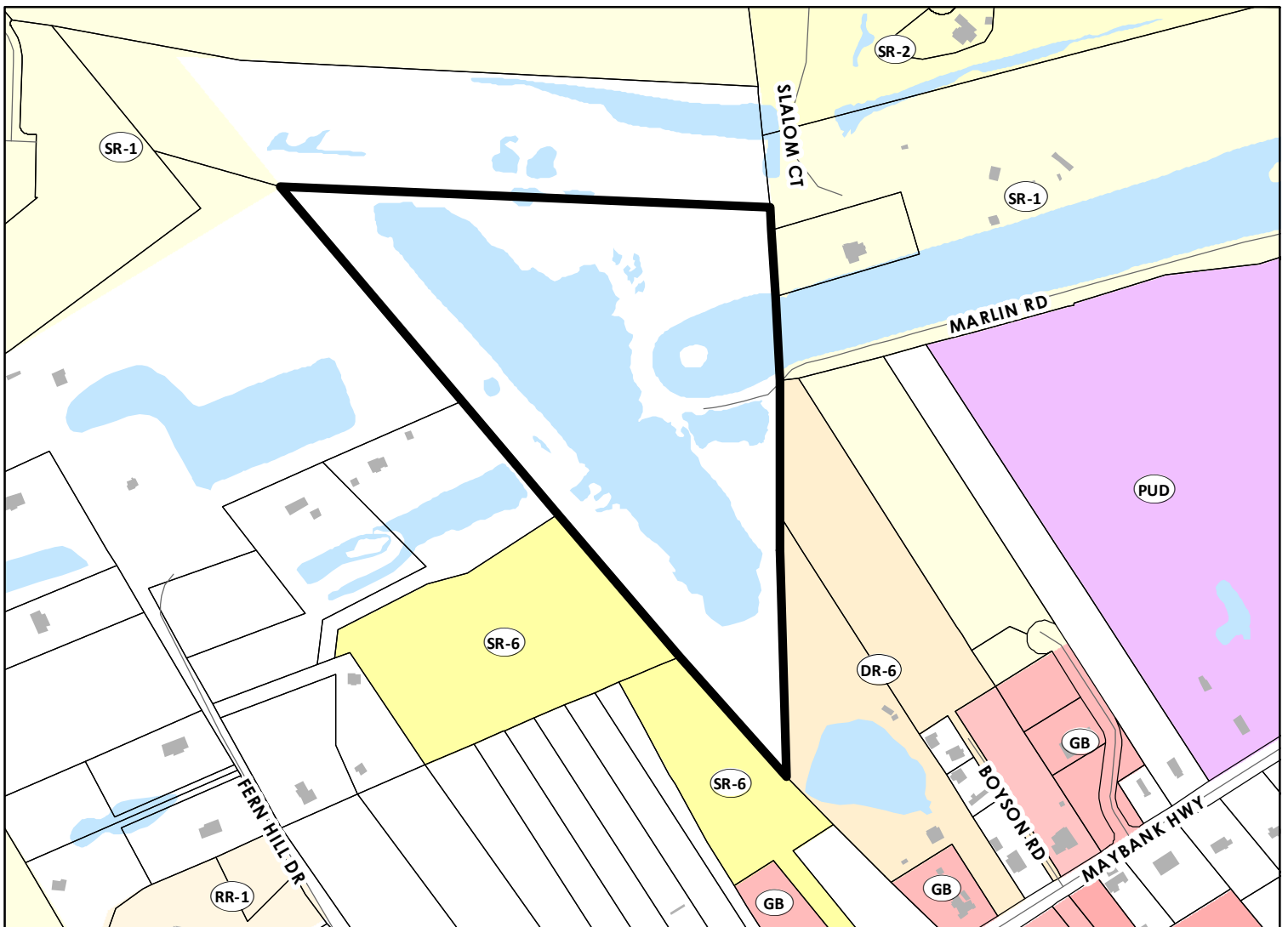
Request zoning of Single Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Anne Johnson Bailey

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

May 20, 2015

Zoning 2:

**Sanders Rd & Bees Ferry Rd
(West Ashley)**

BACKGROUND

The subject properties are pending annexation into the City and the property owners are requesting zonings of Single-Family Residential (SR-6), Diverse Residential (DR-9 & DR-1F), Limited Business (LB), and School Overlay (S). The properties are zoned Industrial (I) in Charleston County. Surrounding zonings include Light Industrial (LI), General Office (GO), Single-Family Residential (SR-1 and SR-6) and Planned Unit Development (PUD) in the City and Industrial (I) and Single-Family Residential (R-4) in Charleston County.

Adjacent and nearby uses include wooded tracts to the north, single-family residential along Sanders Road and across the railroad line to the south, and wetlands to the west (with the mixed-residential community of Bolton's Landing just beyond). The subject property is comprised of 2 mainly wooded lots bisected by Sanders Road containing a major power-line easement running parallel to the recently widened Bees Ferry Road.

The owners are proposing a mix of uses compatible with existing patterns of development along Bees Ferry Road including mostly residential and lower-intensity commercial uses. The proposed zoning could also a school on a portion of the property with Board of Zoning Appeals approval.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** in an area designated as **Job Center**. Job Center areas often have a wide variety of uses, including mixed use and residential development, if non-compatible commercial or industrial uses do not already exist. Given the existing zoning and existing pattern of development in the Bees Ferry area, the proposed zonings are appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Zoning 2

Sanders Rd and Bees Ferry Rd
(West Ashley)

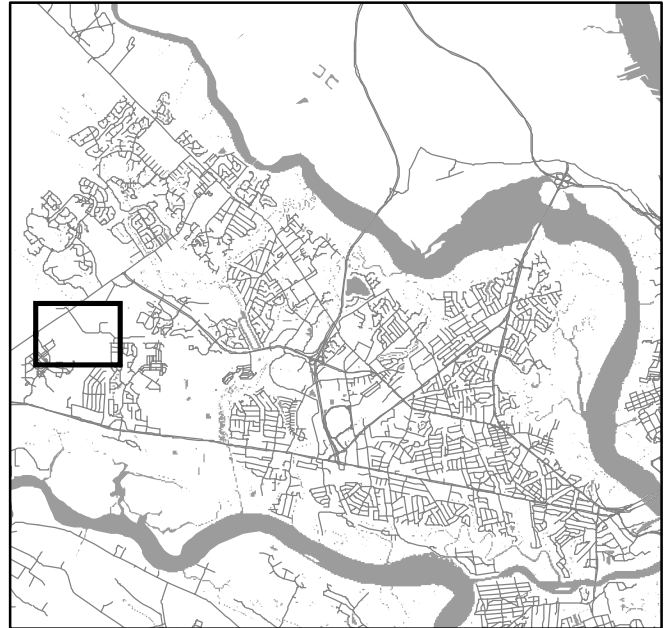
TMS# 2860000001 & 2860000444

Approx. 167.43 total ac.

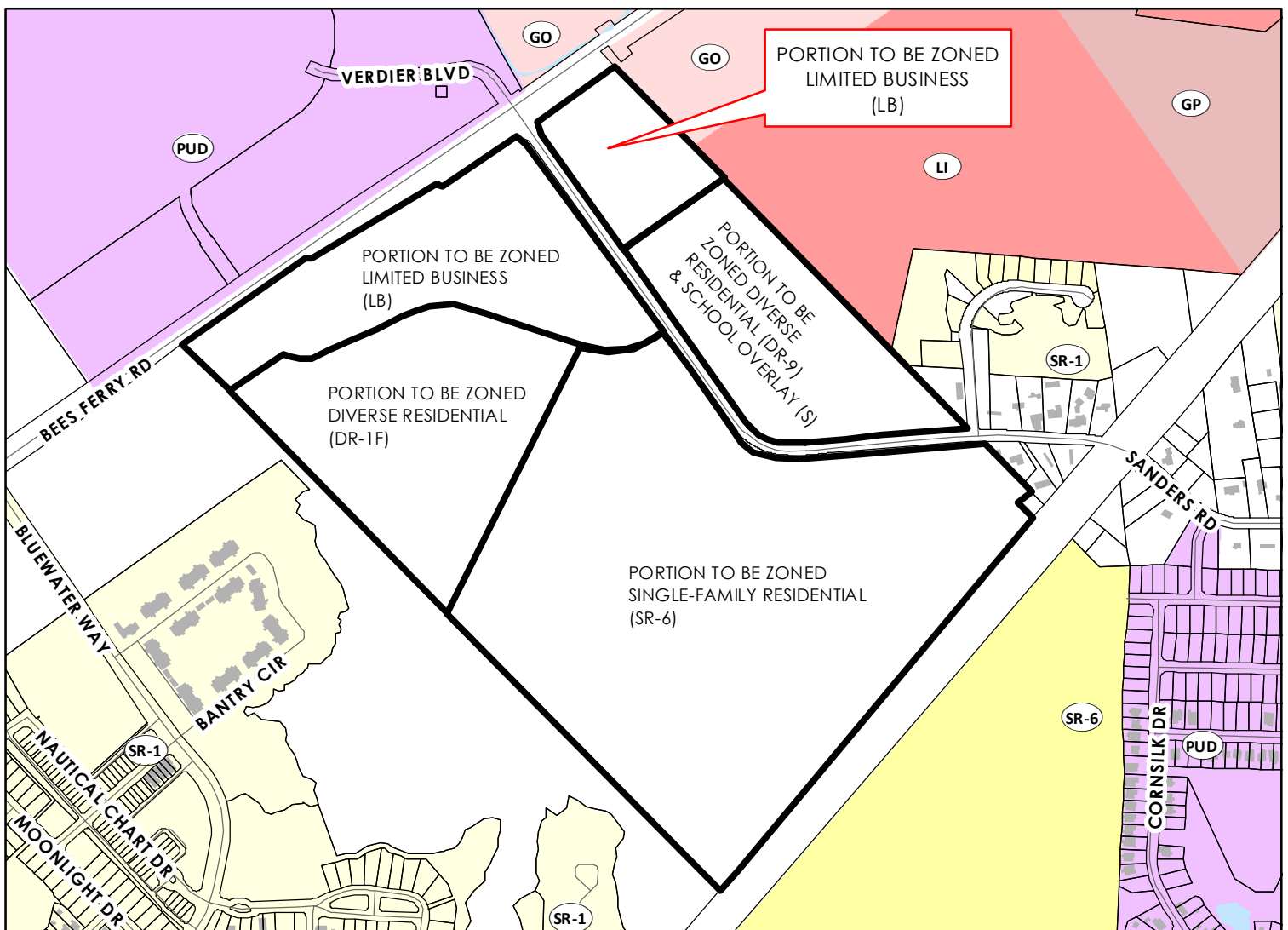
Request zoning of Single-Family Residential (SR-6)
on a portion, Diverse Residential (DR-9 & DR-1F)
on portions, Limited Business (LB) on portions and
School Overlay (S) on a portion.
Zoned Industrial (I) in Charleston County.

Owner: Bear Island LLC etal

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

May 20, 2015

Zonings 3 through 6 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in **West Ashley** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
3.	507 Arlington Dr	0.50	Quad-plex Residential	M-12	DR-1F
4.	Benada St	0.138	Single-Family Residential	R-4	SR-2
5.	Church Creek Dr	0.26	Single-Family Residential	R-4	SR-1
6.	8 Tovey Rd	0.18	Single-Family Residential	R-4	SR-2

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **Suburban Edge** which are predominately residential with varying densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 3 THROUGH 6

Zoning 3

**507 Arlington Dr Units A-D
(West Ashley)**

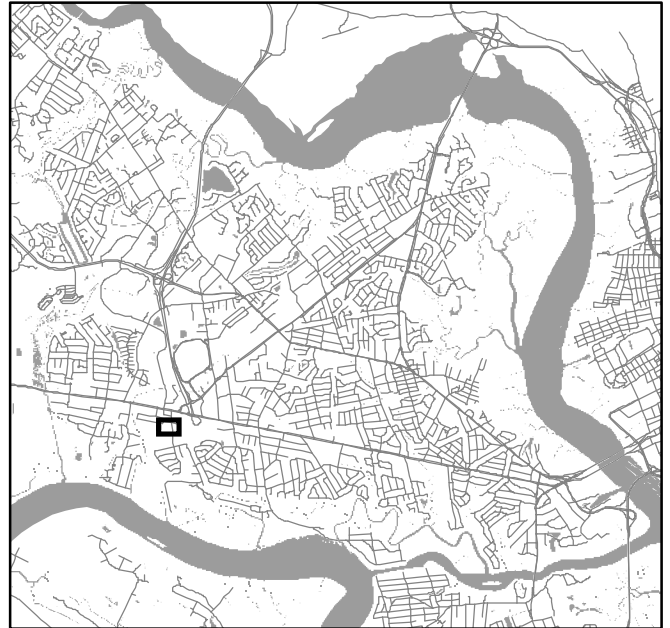
TMS# 3100700091

0.50 ac.

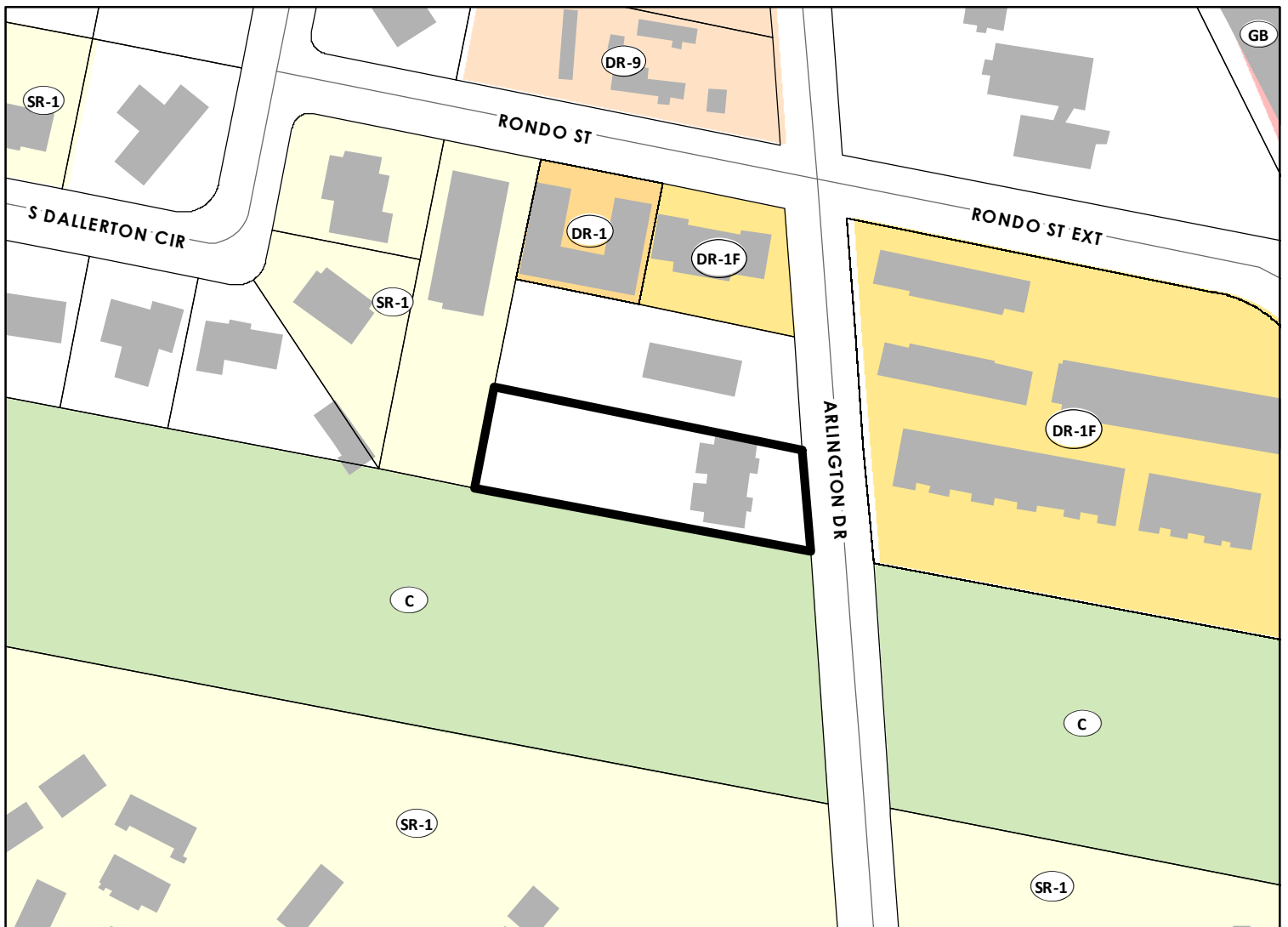
**Request zoning of Diverse Residential (DR-1F).
Zoned Multi-Family Residential (M-12)
in Charleston County.**

Owner: Charles McManus

Area



Location



Zoning 4

Benada St (Maryville - West Ashley)

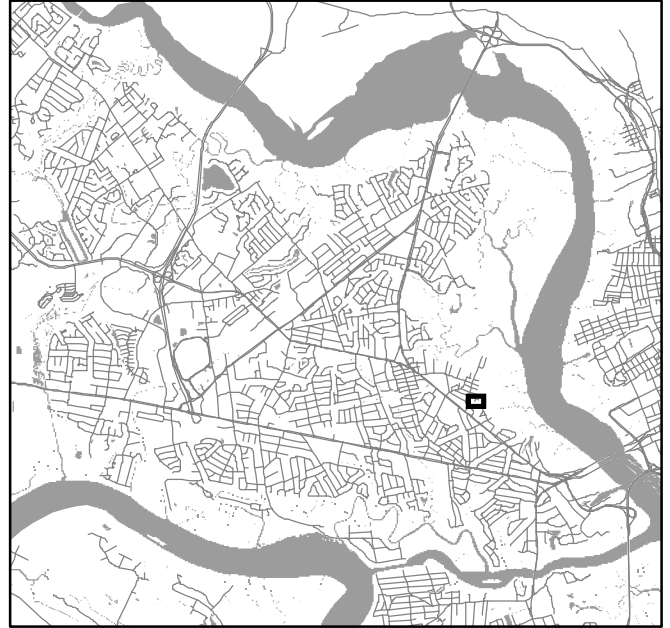
TMS# 4181100091

0.138 ac.

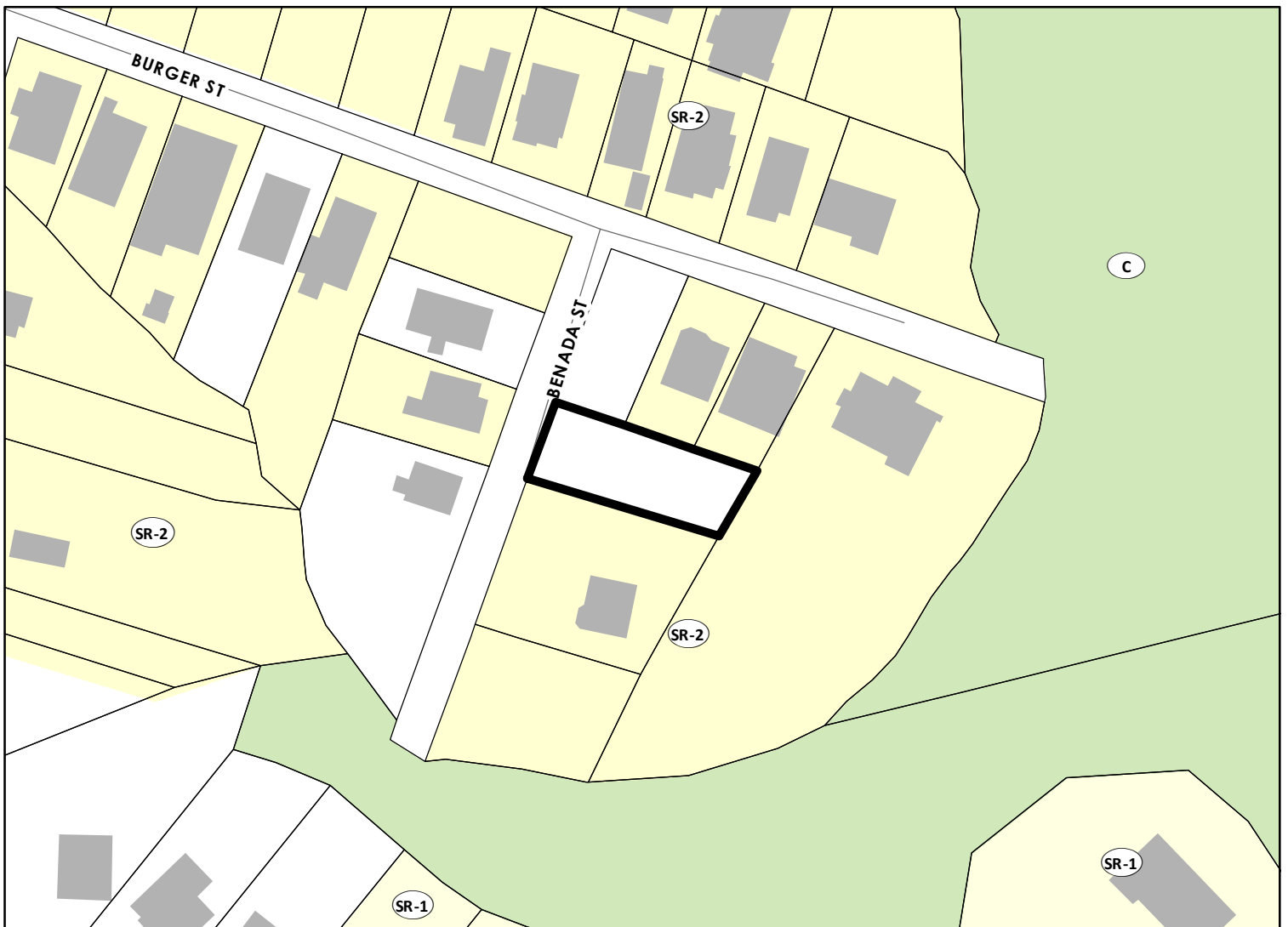
Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Paul Simmons

Area



Location



Zoning 5

Church Creek Dr (Springfield - West Ashley)

TMS# 3550500049

0.26 ac.

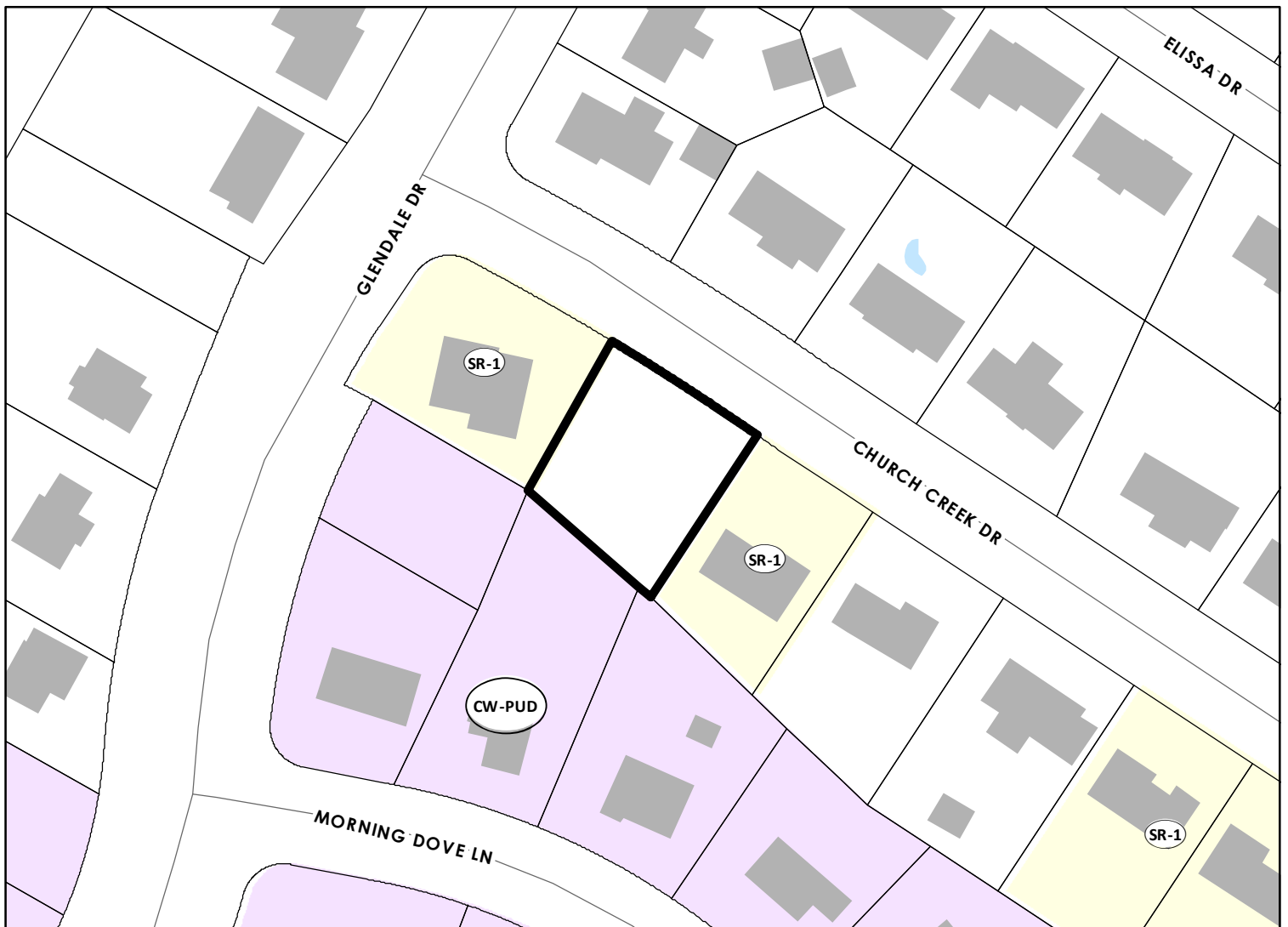
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Van Atkins

Area



Location



Zoning 6

8 Tovey Rd (Carolina Terrace - West Ashley)

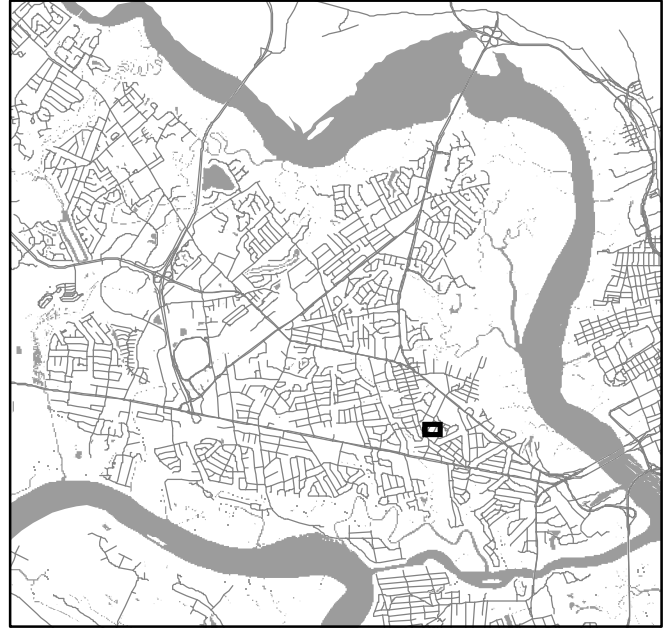
TMS# 4181000019

0.18 ac.

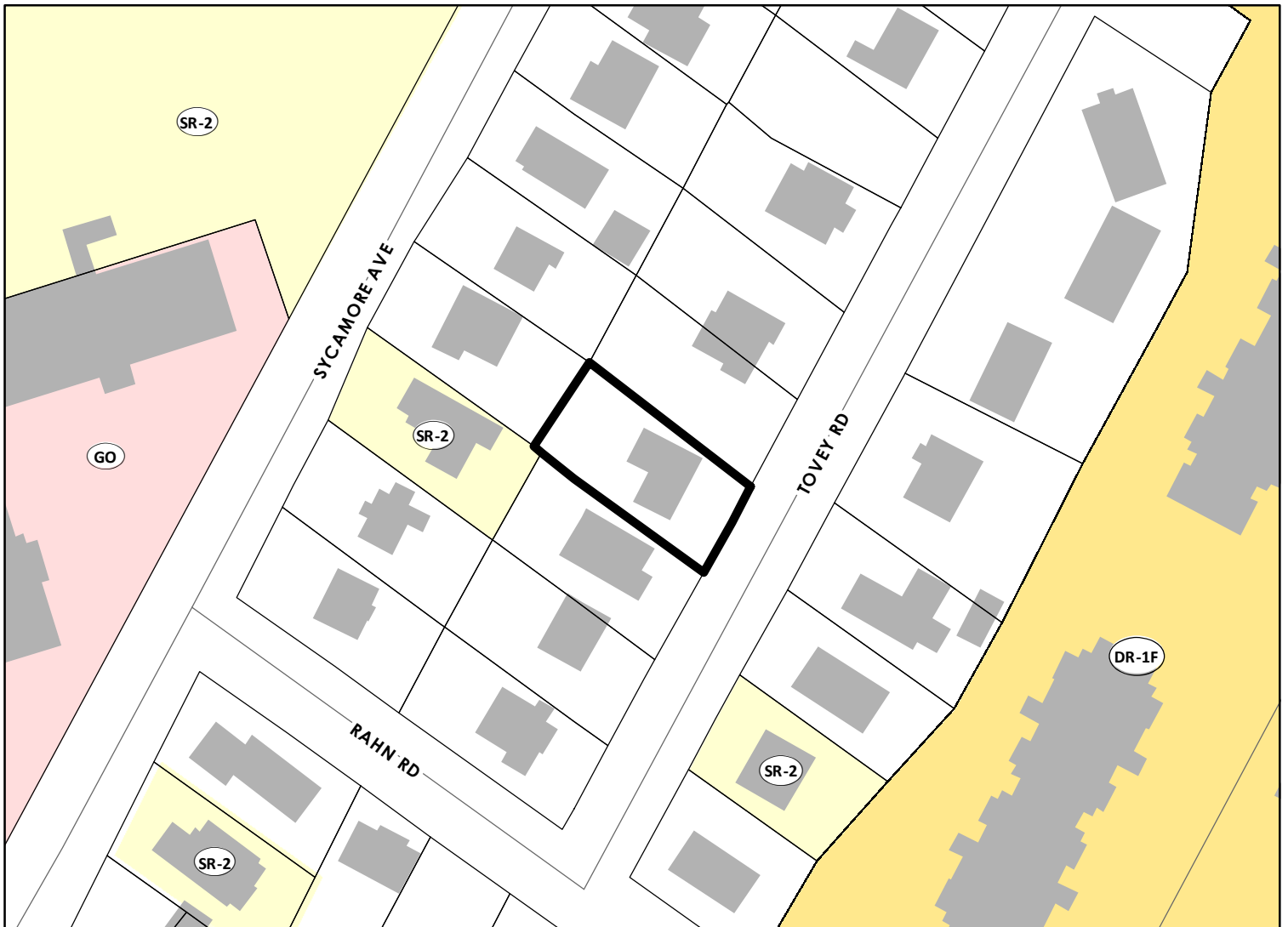
**Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Timothy & Emily Cameron

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

May 20, 2015

Ordinance Amendment 1 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), **Section 54-821m, Appendix I, Section 54-415j, and Section 54-801 to change the street and subdivision naming policies to require approval of changes to be made by the Planning Commission.**

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 54, SECTION 54-821m, APPENDIX I, SECTION 54-415j, AND SECTION 54-801 TO CHANGE THE STREET AND SUBDIVISION NAMING POLICIES TO REQUIRE APPROVAL OF CHANGES TO BE MADE BY THE PLANNING COMMISSION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 54, Section 54-821m of the Code of the City of Charleston is hereby amended by deleting the struck through text and adding thereto the following underlined phrases, which shall read as follows:

“No street names shall be used which will duplicate or be confused with the names of existing streets. Street names proposed by the subdivider shall be subject to check by the GIS Division ~~city engineer~~ and where duplication or confusion with names of existing streets occurs, the GIS Division ~~city engineer~~ shall require the subdivider to substitute names free from duplication or confusion. ~~The city engineer shall maintain an up-to-date file of all street names in use in the county available for the guidance of subdividers.~~”

Section 2. Chapter 54, Appendix I of the Code of the City of Charleston is hereby amended by deleting the struck through text and adding thereto the following underlined phrases, which shall read as follows:

All streets to be platted within the city of Charleston must be named in accordance with the following policies. These policies address four~~three~~ issues:

1. Choosing a proper street name.
2. Choosing a proper street suffix (boulevard, avenue, court, etc.).
3. Properly applying street names to a proposed street layout.
4. Changing an existing street name.

All preliminary plats must indicate proposed street names for all streets shown on the preliminary plat. The GIS Division ~~Planning Commission~~ shall have the final approval for all street names and suffixes.

1. Choosing a proper street name.

Proposed street names will be checked with the most current list of existing street names in Charleston County and Berkeley County. Proposed street names which duplicate or might be confused with existing street names in either County will be rejected.

2. Choosing a proper street suffix.

Street suffixes should be chosen based on the width and design of the proposed street. Within neighborhoods, street suffixes should be used to reinforce the neighborhood's street hierarchy. The GIS Division ~~Planning Commission~~ is responsible for approving proposed street suffixes.

The following is a list of acceptable street suffixes, ~~beginning with suffixes for the widest streets and ending with suffixes for the narrowest streets~~. Suffixes other than those listed may be used with the approval of the GIS Division ~~Planning Commission~~.

****Kittie to supply an updated list of street suffixes.****

3. Properly applying street names to a proposed street layout.

Street names must be applied to a proposed street layout in accordance with the following procedures. The GIS Division ~~Planning Commission~~ is responsible for approving the application of proposed street names.

- a. **Street names shall not change within a street. Extensions of existing streets should use the same name as the existing street. Streets should not change names except in the following circumstances: (offsets and 90 degree turns)**
- b. **Thumbnail cul-de-sacs with a depth of more than 50 feet and four or more lots fronting on the cul-de-sac may require a separate street name if the GIS Division ~~Planning Commission~~ determines that the configuration of the lots and street would prevent the thumbnail cul-de-sac lots from being visible from the through street.**
- c. **Existing patterns of applying street names within the area surrounding the proposed subdivision should be considered.**
- d. **The application of street names should be as simple and sensible as possible. Unnecessary changes in street names create more confusion.**

4. Changing an existing street name.

The changing of an existing street name requires approval by the Planning Commission.

Section 3. Chapter 54, Section 54-415j of the Code of the City of Charleston is hereby amended by adding thereto the following underlined phrases and deleting the stricken text, which shall read as follows:

j. Residential subdivision ~~and multi-family development~~ identification signs shall be permitted as follows:

1. Residential subdivisions ~~and multi-family developments~~ may have two (2) signs per entrance, which shall not exceed six (6) feet in height and twenty-four (24) square feet in sign face, identifying the name of the subdivision as listed on the approved subdivision or multi-family development plat.
2. Residential subdivision ~~and multi-family development~~ signs are not to be internally illuminated.
3. Residential subdivision and multi-family development signs must bear the name provided on the recorded subdivision or multi-family development plat. A subdivision name change must be approved by the Planning Commission.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2015, in the 239th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

ATTEST: _____
Vanessa Turner-Maybank
Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

May 20, 2015

Ordinance Amendment 2 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-211 thereof so as to permit barber and beauty shops with no more than one chair as a home occupation.**

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-211 THEREOF SO AS TO PERMIT BARBER AND BEAUTY SHOPS WITH NO MORE THAN ONE CHAIR AS A HOME OCCUPATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54-211, a., 1, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strikethrough~~:

- “1. The home occupation shall be a use that is customarily conducted within a dwelling by the resident of record, is incidental and subordinate to the principal residential use, and does not constitute a nuisance or adversely affect the use and development of adjoining properties in the neighborhood. Home occupations shall include, in general, but not be limited to, personal services such as furnished by an artist, musician, seamstress or instructor. Also, a home occupation may be a business that maintains an office within a dwelling, but conducts business activity at another location away from the dwelling. This includes, but is not limited to, building contractor, lawn care service, painter, pressure washing, interior design, cleaning service, or newspaper delivery. A home occupation shall not include such occupations as adult uses, motor vehicle repairs, motor vehicle rental, motor vehicle sales, ~~beauty parlors~~, tattooing, tea rooms,

tourist homes, bed and breakfasts, rooming or boarding houses, animal kennels or hospitals, physicians, dentists or other offices for diagnosis, prevention, alleviation, or cure of disease or disability, retail businesses, or occupations which have vehicles, other than vehicles as described below, parked or stored at the dwelling.”

Section 2. Section 54-211, a., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following new subsection in numerical order and renumbering the subsections that follow accordingly:

“10. A barber shop or beauty shop with not more than one (1) chair shall be permitted as a home occupation if the other requirements of this Section are met.”

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2015,
and in the _____ Year of the Independence of
the United States of America

Joseph P. Riley, Jr., Mayor

ATTEST:

Vanessa Turner-Maybank
Clerk of Council